

Sublease

# 6303 Waterford District Drive



## Overview

<b>Building:</b>	6303 Waterford District Drive
<b>Premises:</b>	Suite 324 - 3,355 SF
<b>Term:</b>	Through August 2030
<b>Availability:</b>	Immediately
<b>Building Class:</b>	A
<b>Parking:</b>	3.23 / 1,000

## Building Features

- Located in a 250-acre waterfront business park with state-of-the-art infrastructure and a wide variety of businesses.
- Adjacent to Miami International Airport with easy access to major roads, including I-95, 826, 836, and Turnpike in under five minutes.
- Recent multi-million dollar interior renovation includes updates to the lobby floors, atriums, fountains, restrooms, and directories.
- Amenities available within the park include hotels, conferencing facilities, restaurants, a postal facility, and a fitness center.
- Ample covered and surface parking with a covered walkway from the parking garage to the buildings.



Building Street Signage



Atrium



Ground Floor Retail

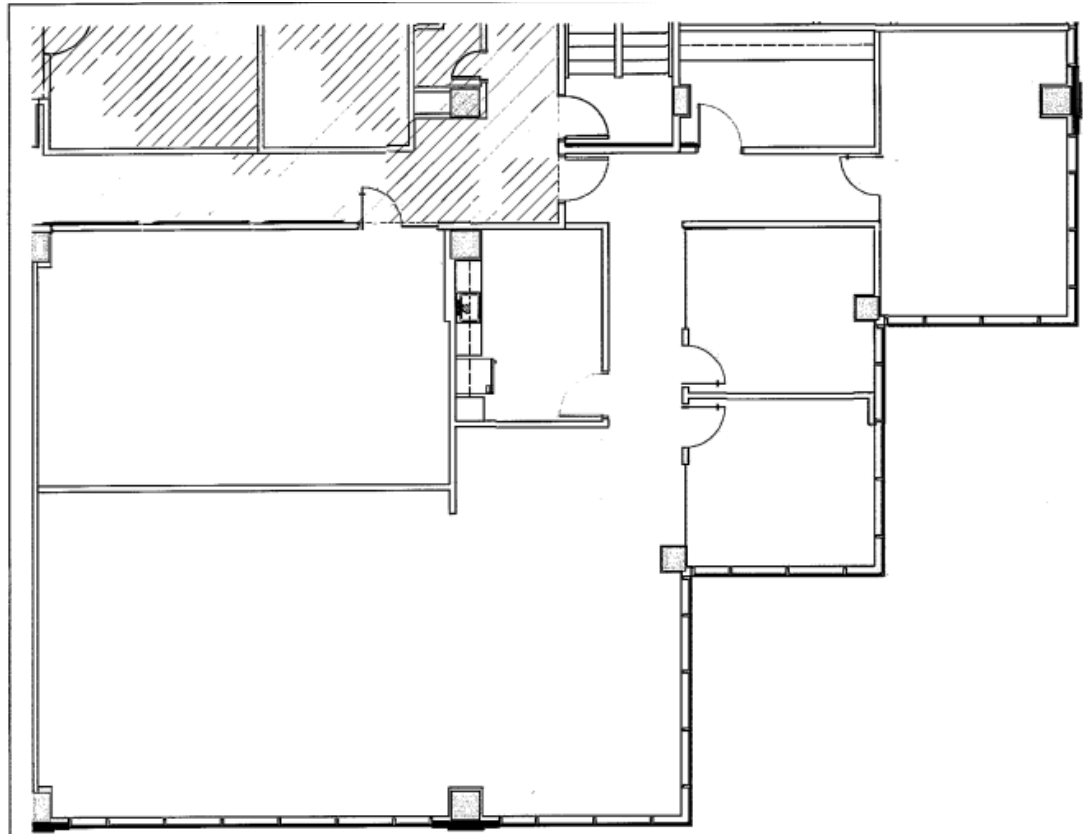
**Suite 234**

3,335 SF

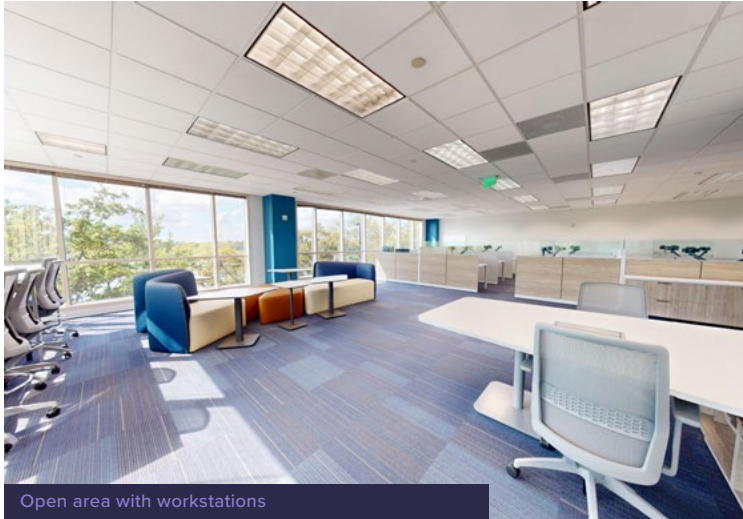
Term expires August 2030

**Layout:**

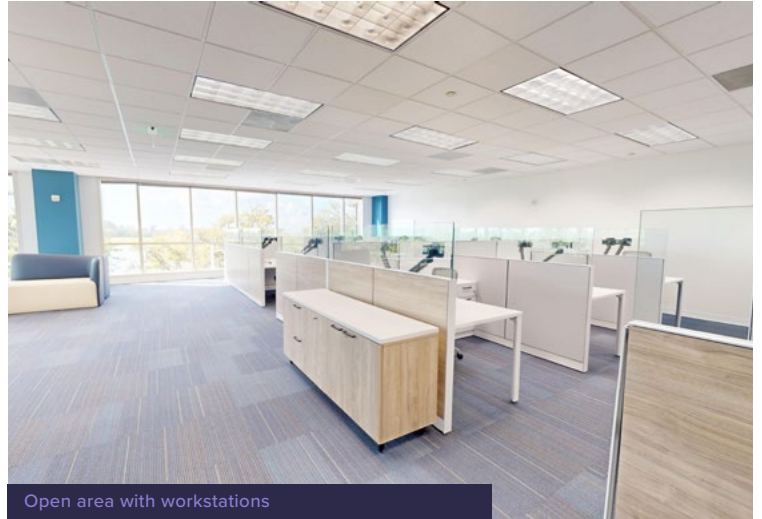
- 1 Conference rooms
- 3 Private offices
- Large open area with 6 workstations



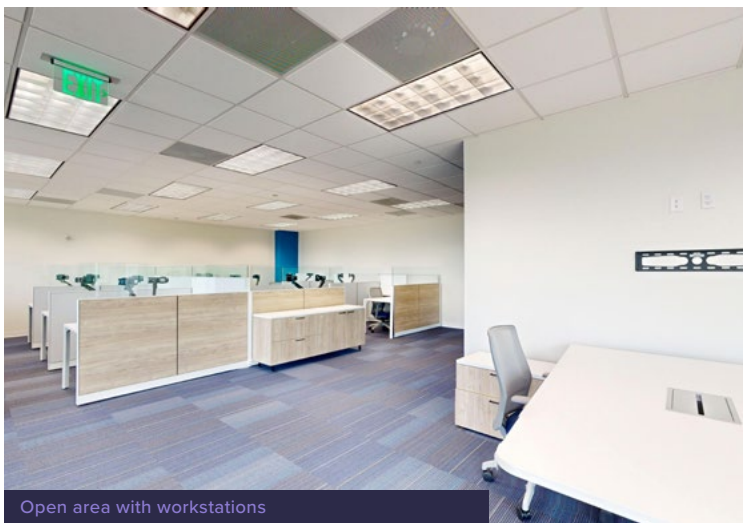
Suite 324 | 3,355 SF  
Term Expires: August 2030



Open area with workstations



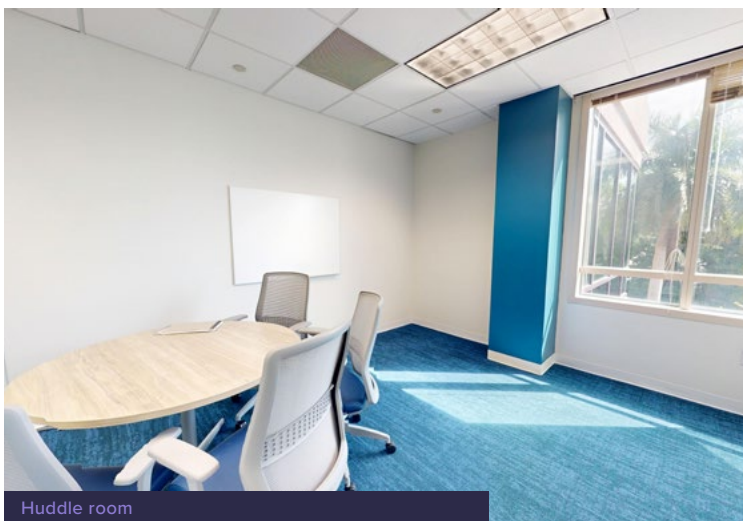
Open area with workstations



Open area with workstations



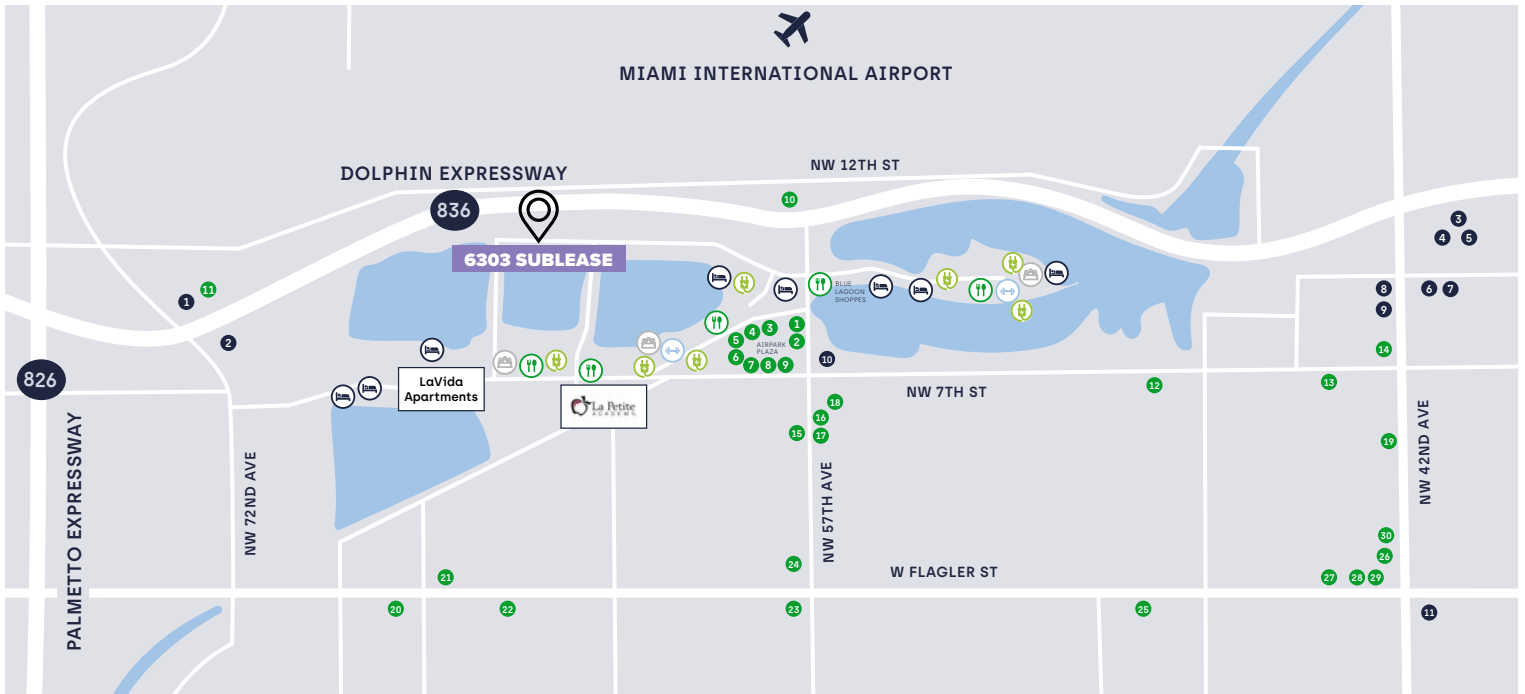
Conference room



Huddle room



Private office



● HOTEL

1. Days Inn
2. DoubleTree
3. Courtyard Marriott
4. Miami Airport Marriott
5. Residence Inn
6. Fairfield Inn
7. Townplace Suites
8. Regency Hotel
9. Crowne Plaza Hotel
10. Hampton Inn & Suites
11. Best Western Hotel

● FOOD/BEVERAGE

1. Publix
2. Domino's Pizza
3. First Watch
4. Chicken Kitchen
5. Bellacapri Italian
6. Sr de los Tacos
7. Giardino Gourmet Salads
8. Planet Smoothie
9. Burger King
10. 94th Aero Squadron
11. Beat Culture Brewery & Kitchen
12. Miami Coppelia Ice Cream
13. Montes de Oca
14. Hereford Grill
15. Amor di Pasta Blue Lagoon
16. Wendy's
17. Pollo Tropical
18. McDonald's
19. Checkers
20. Subway
21. Sedano's Supermarket
22. Karla Bakery
23. China Express
24. El Palacio de los Jugos
25. La Cubanita Pizzeria
26. Pizza Hut
27. La Rosa Bakery
28. Islas del Caribe Restaurante
29. Chipotle
30. Starbucks

BLUE LAGOON SHOPPES  
NEW DEVELOPMENT

- |                   |                                  |
|-------------------|----------------------------------|
| Chipotle          | Tropical Smoothie Café           |
| Starbucks         | Panera Bread                     |
| Panda Express     | BankUnited                       |
| Jersey Mikes      | Pediatric Associates Blue Lagoon |
| Capriccio Italian |                                  |

LAVIDA APARTMENTS (OWNED BY NRE)  
ONE, TWO AND THREE BEDROOM LUXURY APARTMENTS



LA PETITE ACADEMY (DAYCARE)  
LOCATED WITHIN THE DISTRICT



Drive Times    **Brickell** 30 min.    **Coral Gables** 18 min.    **Downtown** 8 min.    **Wynwood** 26 min.    **South Miami** 26 min.

For leasing information,  
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